



24 Langland Court Road, Langland, SA3 4TB
Offers In The Region Of £750,000

An opportunity to purchase a four bedroom detached home, set on a generous sized plot. Situated in the highly desirable location of Langland Court Road and moments away from the award winning beaches the area has to offer, as well as being close to Gower Peninsular. The accommodation briefly comprising, entrance hallway, cloakroom, lounge open to seating area which looks out on to gardens, sitting room open to dining area again looking out onto private gardens, kitchen, and further reception room. To the first floor, four bedrooms and a family bathroom. Externally to the front, driveway provides ample parking, laid to gardens surrounded with mature plants and shrubbery. To the rear, seating areas leading to further gardens ideally connect to the living space. Viewing is recommended to appreciate the potential on offer. EPC E

Offers In The Region Of £750,000



Entrance

Wooden door into:

Porch

Tiled flooring. Door into:

Hallway

Stairs to first floor. Radiator. Under stairs storage.

Reception Room 19'04 x 9'10 (5.89m x 3.00m)

Two windows to side. Double doors leading to rear. Radiator.

Lounge 16'02 x 11'11 (4.93m x 3.63m)

Feature fireplace. Three radiators. Opening into:

Sitting Area 13'10 x 5'04 (4.22m x 1.63m)

Window to side. Three windows to front. Radiator.

Lounge/Diner 15'00 x 11'10 (4.57m x 3.61m)

Parquet flooring. Radiator. Feature fireplace. Arch opening into:

Dining Area 14'11 x 6'01 (4.55m x 1.85m)

Three windows to front.

Kitchen 11'07 x 10'04 (3.53m x 3.15m)

Window to side. Door to rear. Fitted with a range of wall and base units with complementary granite work surfaces over. Belfast sink. Four ring electric hob and oven with extractor hood over. Serving hatch into Lounge/ Diner. Pantry housing storage and spaces for fridge

freezer.

Cloakroom

Frosted glass window to rear. Tiled flooring. Fitted with a two piece suite comprising: Pedestal wash hand basin and Low level WC.

First Floor

Landing

Window to rear. Loft access hatch. Radiator.

Bedroom One 14'03 x 11'09 (4.34m x 3.58m)

Wood effect flooring. Fitted wardrobes. Sliding door leading onto balcony. Radiator.

Bedroom Two 14'11 x 11'09 (4.55m x 3.58m)

Wooden flooring. Radiators. Doors leading onto balcony.

Bedroom Three 12'06 x 9'04 (3.81m x 2.84m)

Sliding doors leading onto balcony. Radiator.

Bedroom Four 11'05 x 9'08 (3.48m x 2.95m)

Wooden flooring. Window to side. Radiator. Fitted storage.

Bathroom

Stained glass effect frosted window to rear. Fitted with a four piece suite comprising: Low-level WC. Pedestal wash hand basin. Freestanding bath. Separate shower cubicle. Fully tiled walls. Wooden flooring.

External

Front

Generous sized laid to lawn gardens bordered with a variety of mature plants and shrubs. Driveway providing ample parking for several vehicles.

Rear

Further laid to lawn gardens with patio seating areas ideally connect to the living space.

TENURE: Freehold

COUNCIL TAX: I

EPC RATING: E

VIEWING: STRICTLY VIA VENDORS AGENTS. DAWSONS TEL: 01792 367301

